

## MEMORANDUM

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**DATE:** March 15, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Preliminary Subdivision Plat Approval / Special Exception Use Permit  
Approval for a Residential Planned Development Project (PDP)  
PID: 273012-000000-021030, 273012-000000-022030, 273012-000000-022020, 273012-000000-022040  
Bellevue Subdivision  
**PUBLIC HEARING** – Requirements have been met.

**SYNOPSIS:** *Collier Engineering & Design, agent representing Bellevue Drive LLC, owner, is requesting a recommendation of approval to City Commission, of a 155-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 43 acres of land just west of 11<sup>th</sup> Street South, and north and south of Bellevue Drive.*

### RECOMMENDATION

The applicant requests approval of City Commission of a 155-lot single family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval, as recommended by the Planning and Zoning Board at a regular meeting on January 22, 2022.

### BACKGROUND

#### *General:*

The 43-acre vacant grove land is located just west of 11<sup>th</sup> Street South, north and south of Bellevue Drive, and south of the Whispering Ridge Subdivision. A portion of the subject properties were annexed into the City through petition by the owners on October 5, 2021. At a regular meeting on October 26, 2021, Planning Board made a recommendation to City Commission to approve a zoning of R-1B, and a future land use designation of LDR low-density residential at a maximum of 5 units per gross acre. The request to amend

land use and zoning designations were approved by City Commission at first reading on November 11, 2021 and adopted at second reading on December 7, 2021.

The proposed single-family subdivision is designed as a Planned Development Project, including requested Waivers of Strict Compliance.

Maximum density allowed on the site is calculated at 5 units per gross acre, or 217 homes, under the Comprehensive Plan for LDR Low-Density Residential; a density of only 3.6 dwelling units per acre, or 155 homes, is proposed.

Typical lot sizes range from 5,175 square feet to 6,900 square feet, with lot widths ranging from 45-feet-wide to 60-feet-wide. All lots meet the standard R-1B standards for rear setbacks at 20 feet and the 60' lots meet the standard side setback of 10 feet. The 50' and 60' lots meet the minimum street frontage of 50 feet. Waivers are being requested for all other standards of the R-1B zoning district.

### **Proposed Standards**

#### *45' wide lot / 55' wide lot / 60' wide lot:*

Minimum lot size – 5,175 sq. ft. / 6,325 sq. ft. / 6,900 sq. ft.

Minimum lot width – 45 ft. / 55 ft. / 60 ft.

Minimum lot depth – 115 ft.

Minimum front setback – 20 ft.

Minimum side setback – 7.5 ft. / 7.5 ft. / 10 ft.

Minimum rear setback – 20 ft.

Minimum corner front-side setback – 15 ft.

Minimum living area – 1,400 sq. ft.

Maximum lot coverage – 55%

#### *Roadways & Access:*

The northern portion of the development will have an entrance from Bellevue Drive. The southern portion will have two entrances, one on Bellevue Drive and another on Grove Road Three. G R Road to the west will be closed to limit the amount of access points along Bellevue.

Five-foot-wide sidewalks will be constructed on both sides of interior streets, as well as along both sides of Bellevue Drive west of the trail. Five-foot-wide sidewalks will also be provided along project boundaries for 11<sup>th</sup> Street South and Grove Road Three.

Lastly, the development designates additional right-of-way for Bellevue Drive and Grove Road Three. Grove Road Three will be required to be improved and will be included in the developer's agreement.

#### *Landscaping and Buffering:*

A landscape plan will be required at Site Development Plan submittal, and will be reviewed and approved by Staff after consultation with the City's horticulturist. The proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of two, two-inch caliper shade trees, minimum of eight feet at planting*. Amendments to this code section, which propose to increase the minimum tree density standards, were approved at second and final reading by City Commission at the March 1, 2022 Commission Meeting.

The buffer proposed on the plan designates one overstory tree every 30 linear feet in excess of our required standard of one overstory tree every 50 linear feet.

#### *Recreation:*

The project is designed with 2.93 acres of recreation tracts, including parks for both portions of the development and a trail which interconnects with the interior and exterior sidewalk system. The neighborhood park will feature playground equipment, and the trail will include some benches.

More than 25% of the site will remain as open space, where 20% open space is required at a minimum by code.

#### *Waivers of Strict Compliance:*

The applicant requests the following Waivers of Strict Compliance from certain dimensional and area standards in the R-1B zoning district:

- 1.) Minimum lot size: 5,175 square feet for 45' lots, 6,325 square feet for 55' lots, and 6,900 square feet for 60' lots is requested where 9,000 square feet is required by code.
- 2.) Minimum street frontage: 45 feet wide is requested for specific lots where 50 feet wide is required by code.
- 3.) Minimum lot width at building line: 45 feet wide, 55 feet wide, and 60 feet wide is requested where 75 feet wide is required by code.
- 4.) Minimum living area: 1,400 is requested where 1,500 is required by code.
- 5.) Front building setback: 20 feet is requested where 30 feet is required by code.
- 6.) Side building setback: 7.5 feet is requested for 45' and 55' lots where 10 feet is required by code.

- 7.) Corner lot functional side-yard setback of 15 feet is requested where 30 feet is required by code.
- 8.) Maximum Lot Coverage: 55% is requested where 40% is required.
- 9.) Allow the neighborhood park to be further than 600 feet from some lots it serves.
- 10.) Eliminate the visitor parking requirement at recreation areas.  
(Code reference: 23-443.1.d. *Parking spaces. In single-family and duplex PDPs where reductions in minimum lot size are granted, and in all multi-family PDPs, visitor parking areas with spaces in a ratio of one space per 10 dwelling units shall be provided in each neighborhood in addition to the minimum of 2 parking spaces for each dwelling unit. In projects of 100 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. Recreation area parking in projects with less than 100 units may be used to meet the visitor parking requirement.*)

*Proposed Superior Design Standards:*

In exchange for the consideration of the above-mentioned Waivers of Strict Compliance requested, the applicant provided justification within the project narrative delineating the ways in which the plan is superior to a standard subdivision:

*“The Belleview Subdivision will be superior to a standard subdivision in many ways. Most significantly, this project will add a variety of single-family unit types and lot sizes to the housing stock and extensive recreation options for a subdivision of its size.*

*The lot sizes, lot widths and setbacks are varied, providing housing options and a visual aesthetic to avoid monotony. To compensate for lot widths narrower than the traditional R-1B measurement, the lot depths are 115-120 at a minimum, allowing for roomier backyards, which exceeds the norm and contributes to the low density despite the narrower lot widths.*

*Even with the challenging shape of the overall tract, the design respects and leverages the surrounding uses and provides an interconnecting park to the adjacent subdivision. This will create more of a neighborhood feel. The layout mitigates the existence of the railroad by placing one of the ponds, the trail and two parks as buffers. The road design also provides visual interest and avoids long monotonous blocks.*

*The large amount of greenspace, four parks and a trail nearly one-half mile long, are benefits that this PDP offers above traditional R-1B subdivisions. Most lots face or abut a park or pond so that virtually every lot has added value. The trail is substantial and offers an opportunity to connect to other trails and neighborhoods as well as providing a buffer from the tracks”.*

Additionally, the plan will provide recreation and open space in excess of the minimum standards.

- Recreation required: 0.68 acres; Recreation provided: 2.93 acres
- Open space required: 20% of site; Open space provided: 25.72% of site

#### *Staff Findings*

1. The use is compatible with the intentions of Policy I.1.2.12 Low Density Residential of the City's Comprehensive Plan.
2. This site is located within the City's utility service area and will connect to municipal water and sewer.
3. The development will maximize existing infrastructure investments by connecting to municipal water, sewer, and reuse lines.
4. Recreation trail and sidewalk system promotes walkability and bike-ability.
5. Lots sizes are reduced so to minimize the area of land consumed for new development.

#### *Recommended Conditions of Approval*

6. Staff recommends the following plan revisions:
  - a. Waiver #7 shall exclude the words 'the front setback' as the request from 30' to 15' applies only to the corner lot functional side yard and as waiver #6 already requests the front setback to be reduced from 30' to 20'.
  - b. A waiver shall be included for the proposed maximum lot coverage of 55% from the standard 40%.
  - c. Note #1 shall include corner lot conditions of one tree per each frontage.
7. Staff and Planning & Zoning Board recommends the following conditions of approval:
  - a. Fences must be setback a minimum of 15 feet behind the front building expression line.
  - b. Housing will adhere to the City's anti-monotony standards.
  - c. Landscape Plan is required at Site Development plan submittal and will be reviewed and approved by Staff and the City's horticulturist.
  - d. Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design/type to be approved by the City, and maintained by the HOA.
  - e. Garages shall be recessed from the front building expression line unless oriented away from the street.
  - f. Mechanical equipment shall be located at the rear of the home and not permitted within side yards.

- g. Staggered front building setbacks at a minimum of two feet difference between adjacent lots.
- h. A street tree plan is required at landscape plan submittal.
- i. Park D shall remain open and unobstructed along the western property line to allow for future community connectivity through open space.
- j. The traffic study must be approved by the Administrative Official prior to issuance of the Site Development Permit.
- k. A development agreement is required for all off-site improvements, including, but not limited to, sidewalks installed on both sides of Bellevue Drive – west of the trail; sidewalks installed along project boundaries for 11<sup>th</sup> Street South and Grove Road Three; and the roadway improvement of Grove Road Three.
- l. The developer shall vacate G R Road and dedicate the additional right-of-way, designated on plans, for Bellevue Drive and Grove Road Three.
- m. The development shall enter into a utility capacity queue agreement.
- n. A utility agreement shall include, but is not limited to, the transfer of wells if any exist on site and the required installation of reuse lines.
- o. The entrance on Grove Road Three shall be moved further west from the intersection, location to be determined by staff.
- p. An enhanced traffic calming device shall be utilized for the crosswalk on Bellevue Drive.

## **OTHER OPTIONS**

Decline to recommend approval of the preliminary subdivision plat and PDP.

## **FISCAL IMPACT**

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, it could potentially result in over \$31 million in taxable value, and generate \$209,860 in ad valorem taxes.

\*Adjusted values for potential homesteaded properties have not been factored into this estimate.

## **ATTACHMENTS**

Plans: Bellevue Drive Subdivision PDP Planned Development Project, prepared by Collier Engineering & Design, dated March 1, 2022.

Bellevue PDP Exhibits

Residential PDP Design Guidelines – Bellevue PDP

Indicators of Urban Sprawl – Bellevue PDP